

CITY OF ANGELS

COMMUNITY DEVELOPMENT
[BUILDING DEPARTMENT]
571 Stanislaus Avenue, Suite C
Angels Camp, CA 95222
(209) 736-1346

PERMIT AND PLAN REQUIREMENTS

Submit two complete sets of building plans including two copies of the plot plan (drawn to City specifications), Title 24 (energy calcs.) truss specs, and any required engineering. Also include 1 extra floor plan for the Assessor's Office.

Pay a non-refundable \$300.00 deposit (applied to plan check fee). There is a waiting period of four to six weeks generally for plan check and energy review. Please note: during busy summer months the waiting period can be longer. If any corrections or additions to plans are required the plans may be returned for revisions.

MINIMUM PLAN REQUIREMENTS

Show foundation plan with construction detail for size and piers. Floor plans showing room layout and sizes; identify rooms, doors and windows including size and type; show location of electrical outlets, switches and plumbing fixtures; show water heater and furnace locations(s); show porches and decks.

Draw a complete cross section (framing plan) showing size of girders, floor, deck and ceiling joists, rafters and roof sheathing. Indicate the grade and species of lumber. Show the insulation by "R" value in floor, walls and ceiling. (Note: more than one cross section may be required.)

Elevations of four views are required marked as to compass direction. Show window sizes, type: sky light, slide-bys, single hung, etc. Show earth grade.

A bird's eye view of the roof and a floor framing layout are required showing load bearing points and walls at $1/4" = 1'$ scale. One set of approved plans will be returned to you with plan check corrections noted in red. If you don't understand, you need to ask questions to save a lot of extra work.

ANY PLANS DRAWN IN PENCIL ABSOLUTELY WILL NOT BE ACCEPTED!

Summary Of What To Bring In For Plan Check For A New Dwelling: (Some things do not apply to additions, check with the Building Department)

2 COPIES PLUS 1 ADDITIONAL FLOOR PLAN (SINGLE SHEET ONLY) 18"x24" MIN SIZE PAPER

PLOT/SITE PLAN

The site/plot plan shall include all of the following information:

- a. North arrow and scale used. Site plans shall be drawn at 1/8" = 1' or 1" = 10' unless otherwise approved by the Building Department
- b. Property lines, dimensions and total area (square footage or acreage) of the property
- c. Existing topography (contour lines) and slope or grade of the land in percent (%) and proposed grading plan
- d. Location of all water courses, seasonal drainages, rock outcroppings, major or unusual vegetation, or other natural features, if applicable
- e. Legal access from public roads – include street names and widths of easements
- f. Location and dimensions of existing on-site improvements such as structures, driveways, parking areas, fences, orchards, mines, pastures, dams, ponds, etc
- g. Location and dimensions of all proposed improvements (distinguish between existing and proposed improvements on the site plan) including buildings, garages, sheds, decks, patios, fences, retaining walls, driveways, parking, etc
- h. Location of all utilities and services including water, sewer, electricity, cable, phone, propane tanks, (trash and recycling, etc –commercial and multi-family)
- i. Base or benchmark elevation for the project, preferably at street level, finished floor elevations for the principal structure and garage, elevations of the top of all retaining walls, and elevation of the driveway at the street
- j. Location and dimension of all easements, including drainage, utilities, access, etc

FLOOR PLAN (MARK ROOM USES, WINDOW AND SKY LIGHT SIZES AND TYPE OF OPENING ACTION).

FOUNDATION PLAN

COMPLETE CROSS SECTION

4 ELEVATIONS SHOWING COMPASS DIRECTION

DECK DETAILS (IF APPLICABLE)

BIRD'S EYE VIEW OF ROOF

TRUSS SPECS WITH LAYOUT (IF APPLICABLE)

ENGINEERING

TITLE 24 (ENERGY CALCULATIONS IN BOOKLET FORM)

****DEPOSIT ON NEW DWELLINGS AND ADDITIONS OVER 500 SQUARE FEET**

2 ADDITIONAL:

SITE PLANS SHOWING GRADING/DRAINAGE/EROSION CONTROL IF MOVING OVER 50 CUBIC YARDS (**ALL SITE PLANS MUST BE IDENTICAL**)

* If engineering is required on the house, 2 sets of calcs must be submitted. Plans requiring engineering will not be issued without being stamped by a California registered engineer/architect.

** New commercial projects require a deposit that will be determined at submittal.